

Office Space For Lease

TechneCenter at Park 50
Milford, OH

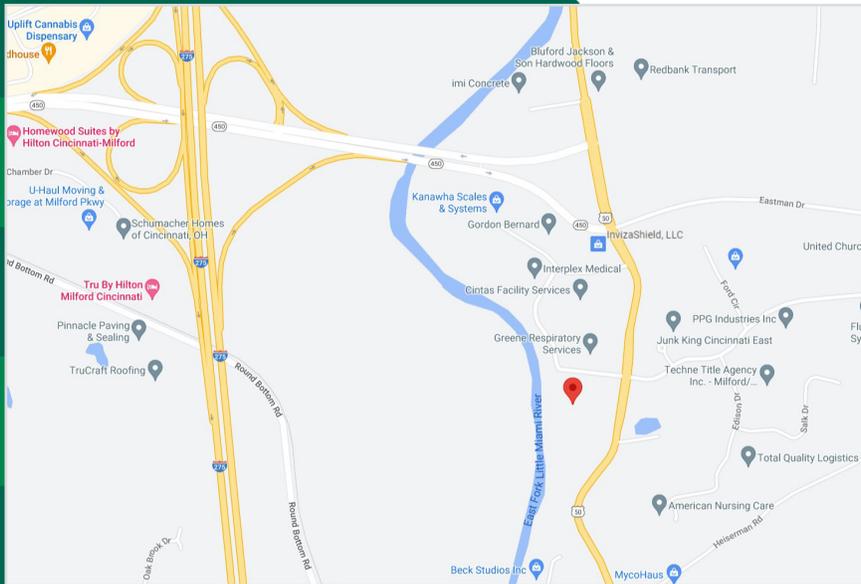


FEATURES

- “The” Class A Office Space at Park 50
- 0% Earnings Tax - Miami Township
- Well-Maintained
- On Site Property Management and Maintenance
- Executive Offices with Full-Height Windows
- Outstanding Views of the Little Miami River Valley
- Professional Campus Setting
- Close to a Wide Variety of Restaurants & Service Businesses
- Convenient to I-275, I-71, I-75, and Cincinnati International Airport

LOCATION

**400 TechneCenter Drive
Milford, OH 45150**



CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

Milford Park TechneCenter at Park 50

Address/City/County: 400 TechneCenter Drive
Milford, Clermont County, OH 45150

Available SF: Various Size Suites Available up to 8,000 SF

Lease Rate: \$11.45/SF/YR (Gross Full Service)

Building Size: 71,149 SF

Submarket: Milford/Office



FOR MORE INFORMATION, CONTACT

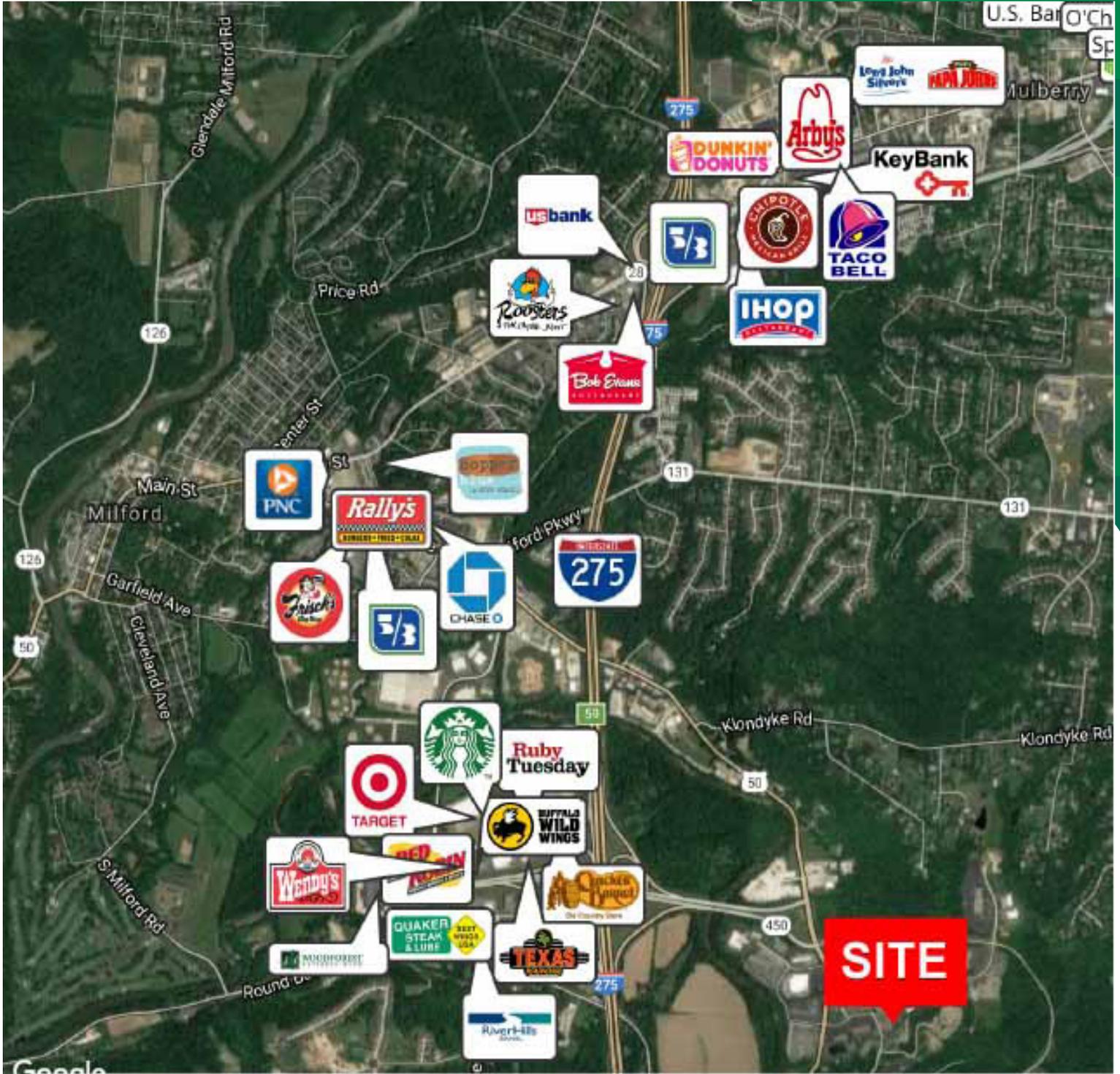
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Milford Park TechneCenter at Park 50



Full Height Windows



Sample Vacant Space



Entrance Lobby



Elevator Lobby



Sample Vacant Space



Superior Building Maintenance

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Demographic Summary Report

The 400 Building 400 TechneCenter Dr, Milford, OH 45150

Building Type: **Class A Office**
 Class: **A**
 RBA: **74,760 SF**
 Typical Floor: **17,787 SF**

Total Available: **27,654 SF**
 % Leased: **63.01%**
 Rent/SF/Yr: **\$11.45**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	721		30,172		83,282	
2023 Estimate	725		29,809		81,642	
2010 Census	767		28,749		75,178	
Growth 2023 - 2028	-0.55%		1.22%		2.01%	
Growth 2010 - 2023	-5.48%		3.69%		8.60%	
2023 Population by Hispanic Origin	10		666		2,156	
2023 Population	725		29,809		81,642	
White	686	94.62%	27,927	93.69%	76,240	93.38%
Black	18	2.48%	799	2.68%	2,053	2.51%
Am. Indian & Alaskan	1	0.14%	44	0.15%	178	0.22%
Asian	11	1.52%	541	1.81%	1,650	2.02%
Hawaiian & Pacific Island	0	0.00%	7	0.02%	22	0.03%
Other	8	1.10%	492	1.65%	1,499	1.84%
U.S. Armed Forces	0		21		73	
Households						
2028 Projection	260		11,694		32,139	
2023 Estimate	261		11,546		31,453	
2010 Census	274		11,112		28,712	
Growth 2023 - 2028	-0.38%		1.28%		2.18%	
Growth 2010 - 2023	-4.74%		3.91%		9.55%	
Owner Occupied	234	89.66%	8,633	74.77%	22,887	72.77%
Renter Occupied	28	10.73%	2,912	25.22%	8,566	27.23%
2023 Households by HH Income						
Income: <\$25,000	18	6.87%	1,570	13.60%	4,439	14.11%
Income: \$25,000 - \$50,000	22	8.40%	2,059	17.84%	5,415	17.22%
Income: \$50,000 - \$75,000	17	6.49%	1,713	14.84%	5,238	16.65%
Income: \$75,000 - \$100,000	19	7.25%	1,089	9.43%	3,341	10.62%
Income: \$100,000 - \$125,000	20	7.63%	1,212	10.50%	3,188	10.14%
Income: \$125,000 - \$150,000	40	15.27%	1,310	11.35%	3,322	10.56%
Income: \$150,000 - \$200,000	81	30.92%	1,397	12.10%	3,317	10.55%
Income: \$200,000+	45	17.18%	1,194	10.34%	3,192	10.15%
2023 Avg Household Income	\$151,307		\$106,882		\$104,074	
2023 Med Household Income	\$146,874		\$84,871		\$79,744	

